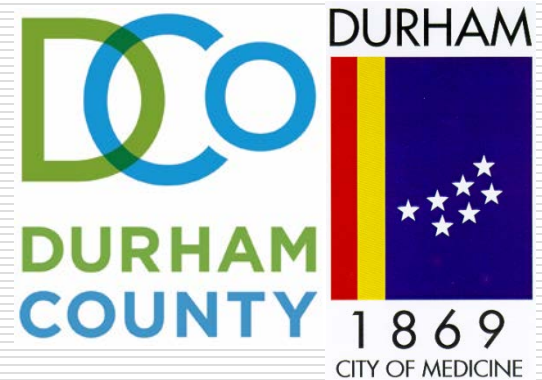


Durham Planning Academy

Planning Basics and Theory

Aaron Cain, AICP, Planning

Laura Biedeger, Neighborhood Improvement Services



ALLOW MYSELF TO INTRODUCE

MYSELF

Course Outline

□ Today

- ❖ Introductions
- ❖ Definition of Planning
- ❖ Two semesters of planning theory in 45 minutes

Course Outline

□ May 3

- ❖ History of Planning
- ❖ Legal Basis of Planning
- ❖ Comprehensive Planning
- ❖ Zoning

□ May 17

- ❖ Planning Department Structure
- ❖ Mock Planning Commission

A classroom scene from a film. In the foreground, the backs of two students' heads are visible as they look towards the front of the room. A teacher, seen from the side, stands at a chalkboard on the right. The wall behind the teacher is decorated with a vertical strip of various traffic signs, including a 'STOP' sign, a 'Yield' sign, and several diamond-shaped warning signs. To the left of the signs is a window with horizontal blinds. The text 'Production Designer JAMES H. SPENCER' is overlaid in the center of the image.

Production Designer
JAMES H. SPENCER



Ground Rules



What is Planning?

Planner



What society thinks I do



What my friends think I do



What applicants think I do



What the APA thinks I do



What I think I do



What I really do

What is Planning (and what is it not)?

- ❑ Helps create a vision for a city or region
- ❑ Vision is generally implemented by regulation
- ❑ Planning does not, and can not, dictate market forces
 - ❖ “What are you putting there?”
- ❑ Dichotomy between “the science of city planning and the art of city design”

Role of a Planner

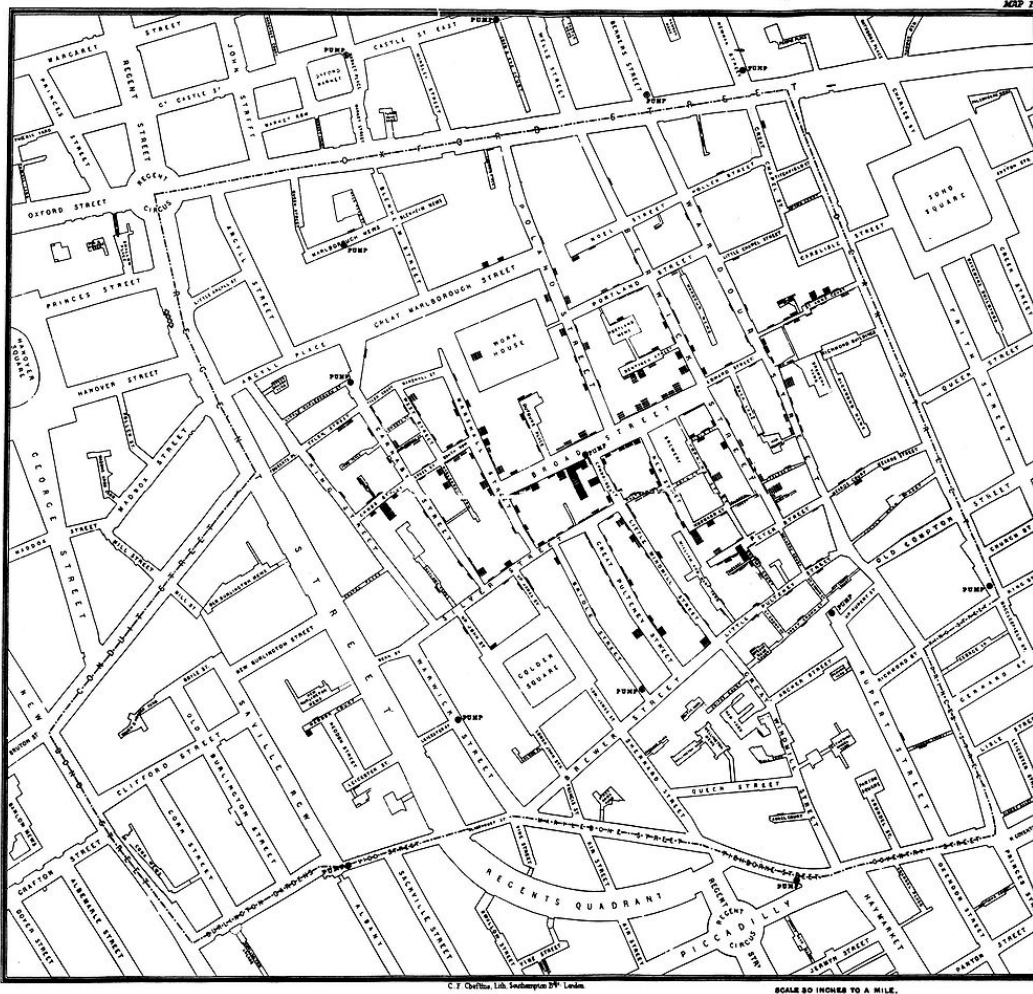
- ☐ Provide technical knowledge
- ☐ Recommend changes to ordinances or policies
- ☐ Implement the policies of the elected boards

City Planning vs. Urban Design



Types of Planning

- ☐ Land Use
- ☐ Housing
- ☐ Community Development
- ☐ Economic Development
- ☐ Environmental
- ☐ Coastal



☐ Public Health

❖ Overcrowding

 Sanitation

◆ Access to recreation

Goals of Planning



Protect Property Values

Goals of Planning

- ❑ Efficient (or not so efficient) Infrastructure
 - ❖ Roads
 - ❖ Transit
 - ❖ Water and Sewer



Goals of Planning

- ☐ Social integration
(or segregation)



Goals of Planning

- ❑ Environmental Protection
 - ❖ Water Quality
 - ❖ Floodplain Management
 - ❖ Air Quality
 - ❖ Soil Erosion
 - ❖ Habitat Protection

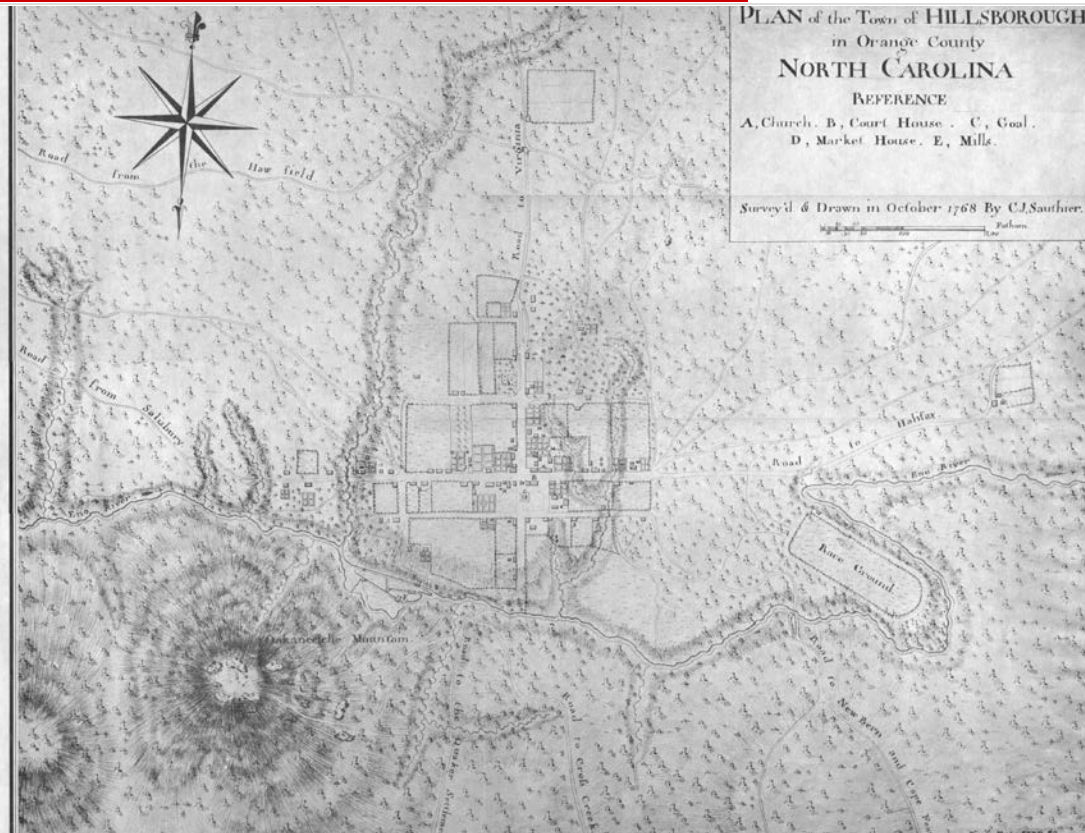


Goals of Planning



Community Character

Goals of Planning



Orderly Growth

Which Goal is Most Important?

- ☐ Public Health
- ☐ Protecting Property Values
- ☐ Efficient Infrastructure
- ☐ Social Integration
- ☐ Environmental Protection
- ☐ Community Character
- ☐ Orderly Growth

Concerns of Early Planners

- ☐ Overcrowding
- ☐ Air & Light (public health)
- ☐ Externalities of Uses
- ☐ Social Order
- ☐ Uncontrolled and speculative growth

Robert Moses vs. Jane Jacobs



I raise my stein to the builder who
can remove ghettos without
removing people as I hail the chef
who can make omelets without
breaking eggs.

— *Robert Moses* —

AZ QUOTES



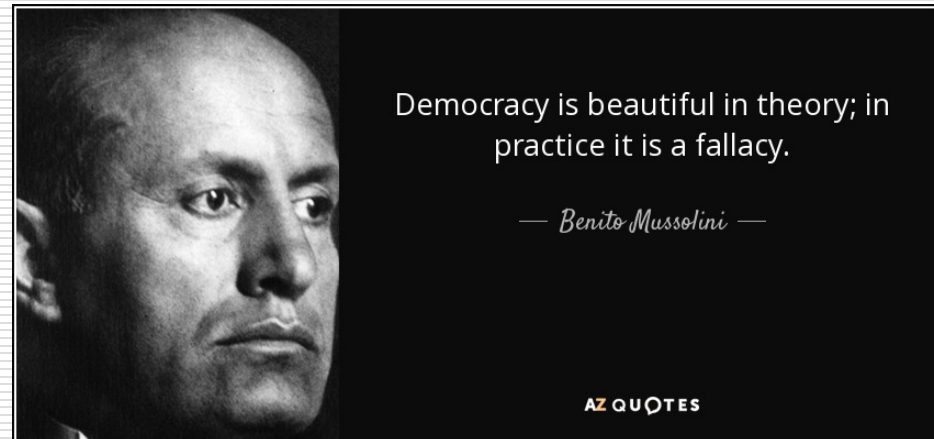
Cities have the capability of
providing something for everybody,
only because, and only when, they
are created by everybody.

— *Jane Jacobs* —

AZ QUOTES



These Guys Make Robert Moses Proud



Boston North End

- ❑ Older building stock
- ❑ Low rents
- ❑ Near industry
- ❑ Mixed use
- ❑ Small city blocks
- ❑ High density housing



Planning Theory in 45 Minutes



Three Pioneers of Planning Theory

- ❑ Ebenezer Howard - Garden Cities
- ❑ Frank Lloyd Wright - Broadacres
- ❑ Le Corbusier - Radiant City

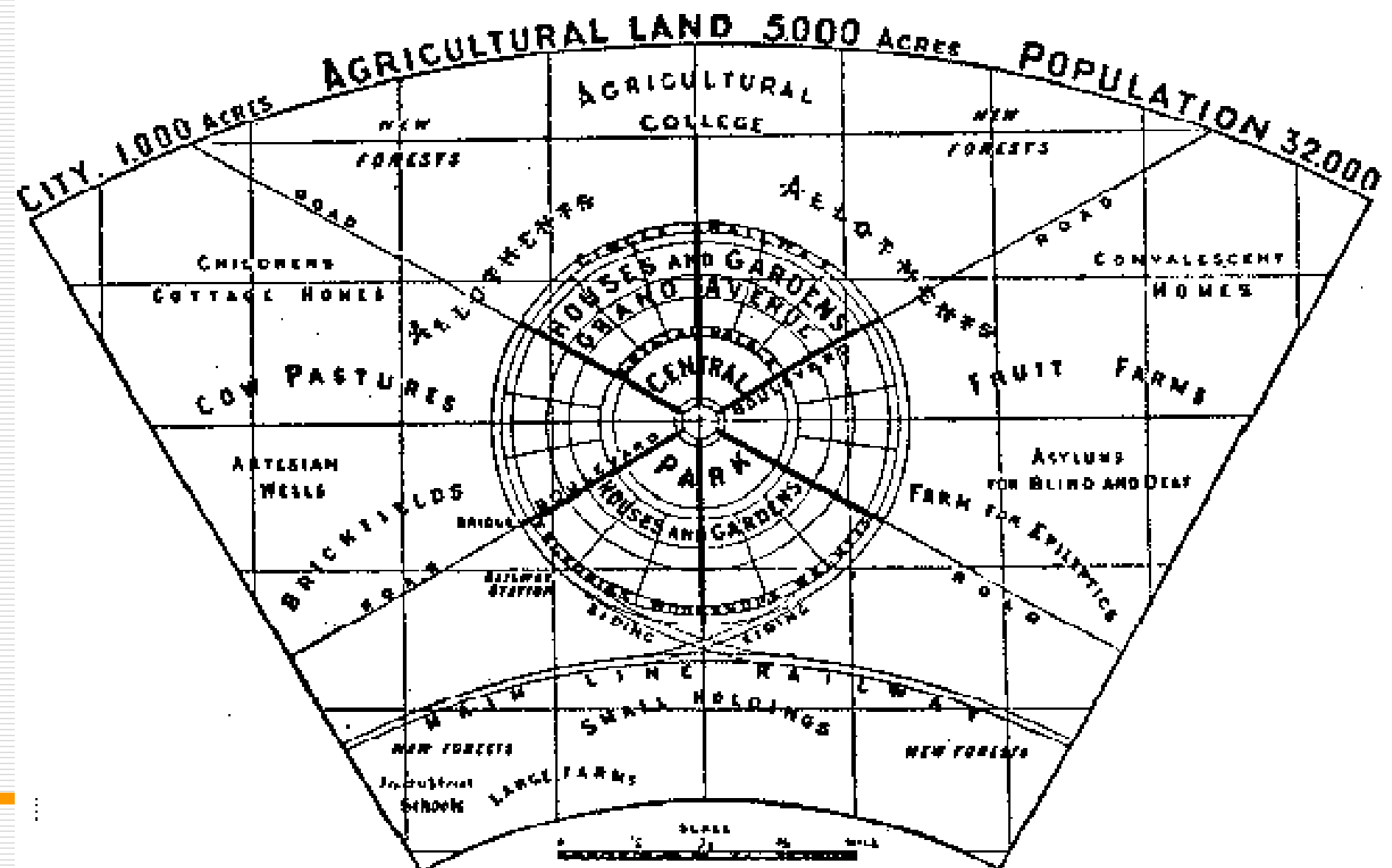
Garden Cities - Ebenezer Howard

- ☐ Address overcrowding
- ☐ Provide ways out of poverty
- ☐ Decentralize social stratification
- ☐ Increased cooperation between capital and labor
- ☐ Combine best aspects of town and country

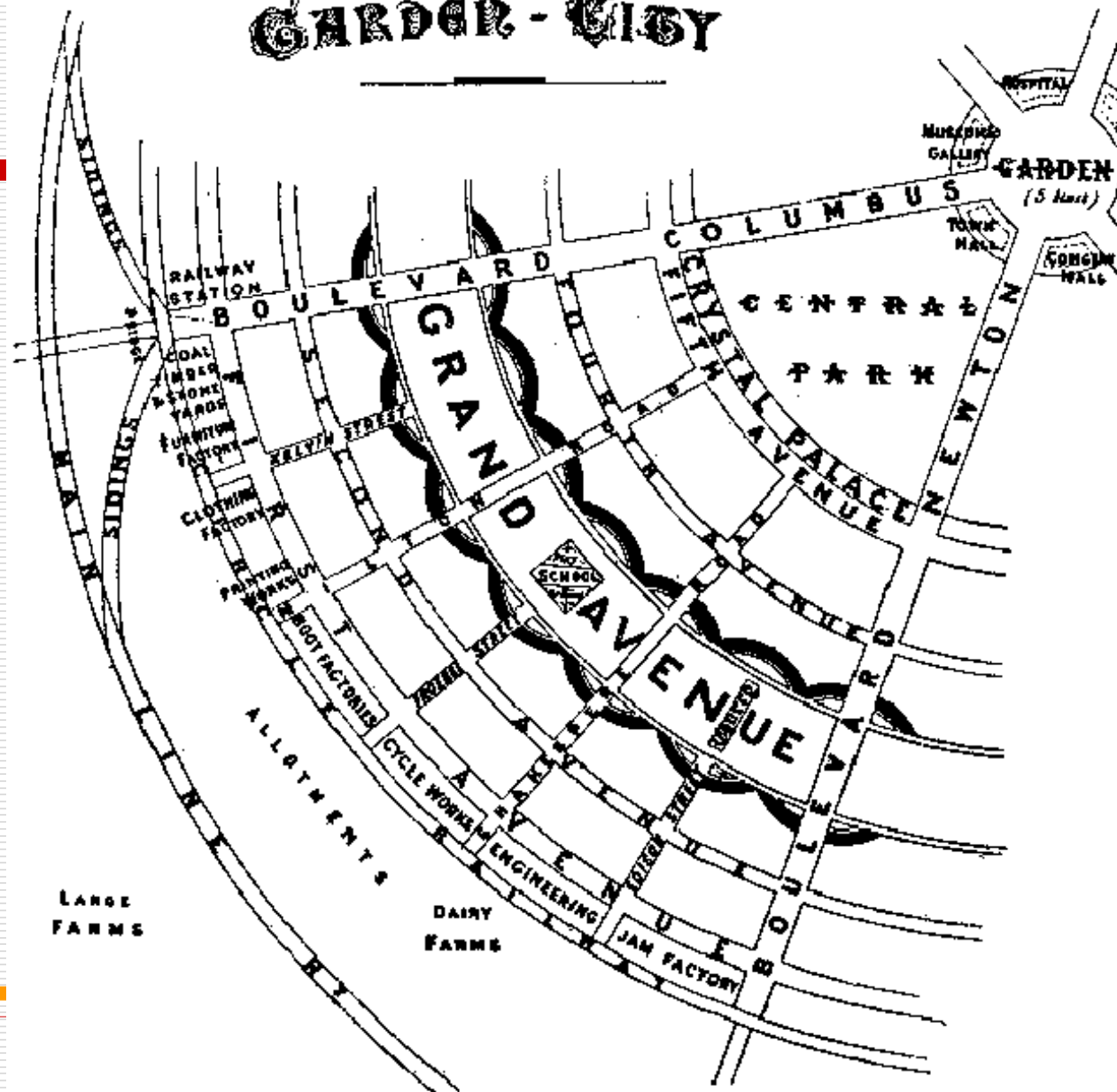
Garden Cities

- ❑ Self-sustaining city of 30,000
- ❑ Industry and commerce for employment
- ❑ Surrounding greenbelt and agriculture provide food
- ❑ Railway and boulevards provide transportation to other cities
- ❑ Parks provide social cohesion
- ❑ Highly organized

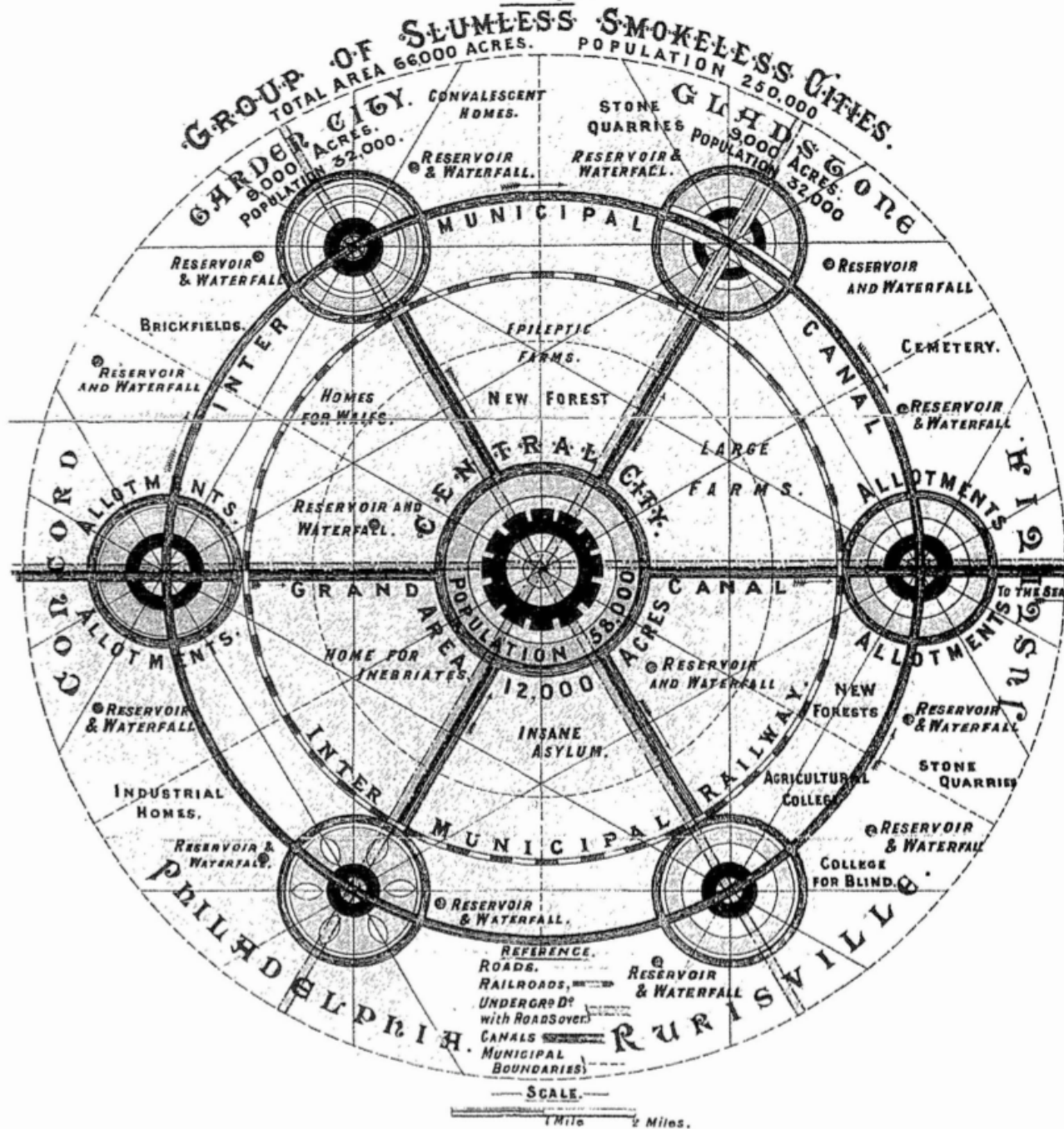
GARDEN-CITY



WARD AND CENTRE GARDEN - CITY



— N^o 7. —

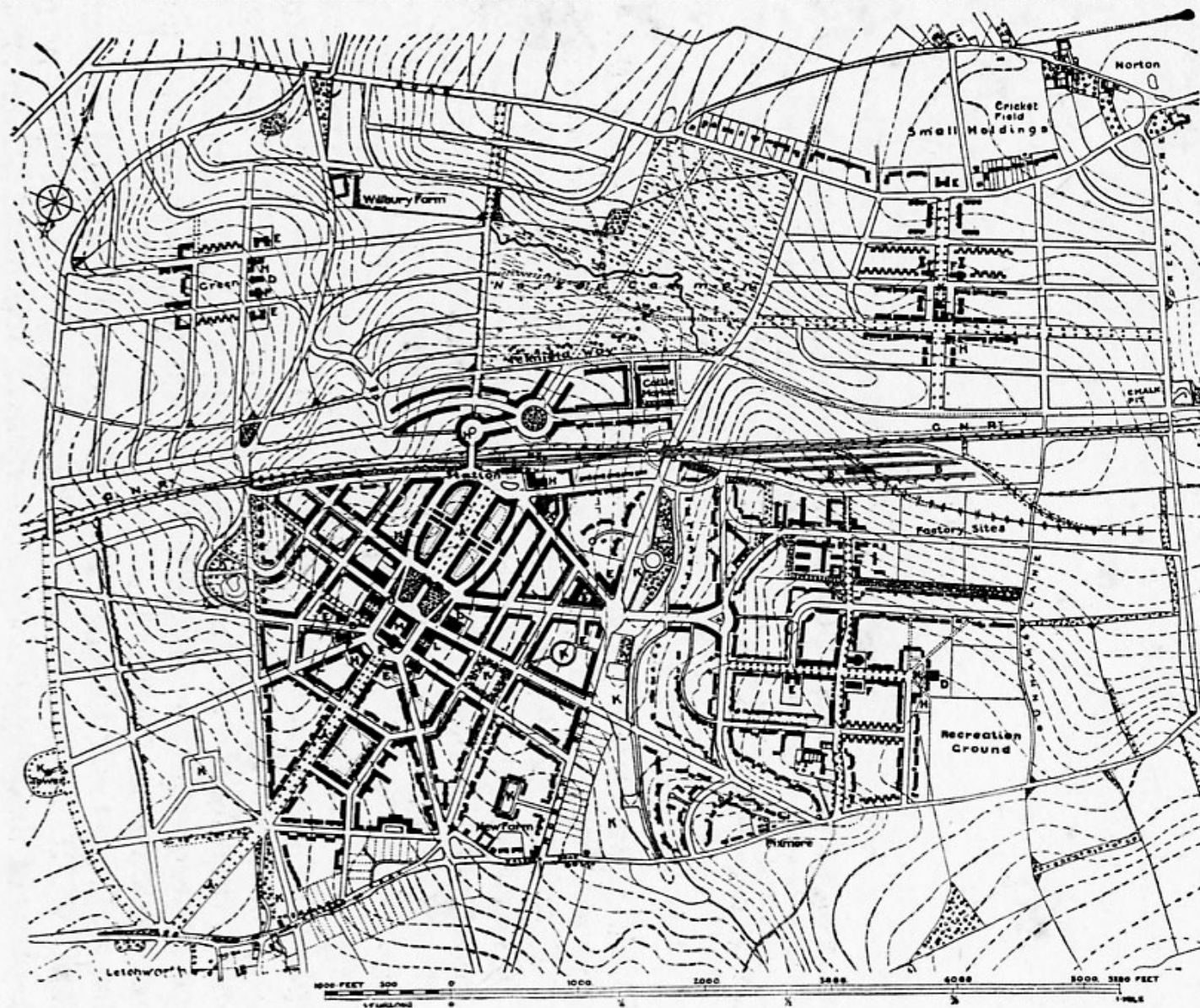


PARKER & UNWIN'S
ORIGINAL PLAN OF
LETCWORTH
GARDEN CITY,

AS FIRST PUBLISHED
(APRIL 1904)

Key to Plan

- A. Main Avenue
- B. Goods Yard and Sidings
- C. Central Square
- D. Sites for Public Hall, Museum, etc.
- E. Sites for Schools
- F. Sites for Places of Worship
- H. Sites for Hotels
- K. Open Spaces, Greens, or Parks
- L. Site for Post Office
- M. Site for Municipal Buildings



Modern Aspects of Garden City

- ☐ Straight, carefully planned streets
- ☐ Separation of uses
- ☐ Central Park
- ☐ Centrally located civic spaces (City Hall, museums, etc.)
- ☐ Strong governmental control of land use

Broadacres - Frank Lloyd Wright

- ❑ Relieve overcrowding and public health issues of cities
- ❑ Cars would revolutionize transportation and reduce need for crowded cities
- ❑ Universal ownership of land allows for self-reliance

Broadacres

- ☐ Decentralize cities and move back to the country
- ☐ Each family would get a minimum of one acre per person
- ☐ Families would produce their own food
- ☐ Industrial/managerial jobs would be part-time
- ☐ Cars make decentralization possible



Modern Aspects of Broadacres

- ❑ Large lot subdivisions
 - ❖ “An acre plus and an SUV”
- ❑ Auto-dependent transportation
- ❑ Movement to small scale agriculture

Contemporary City - Le Corbusier

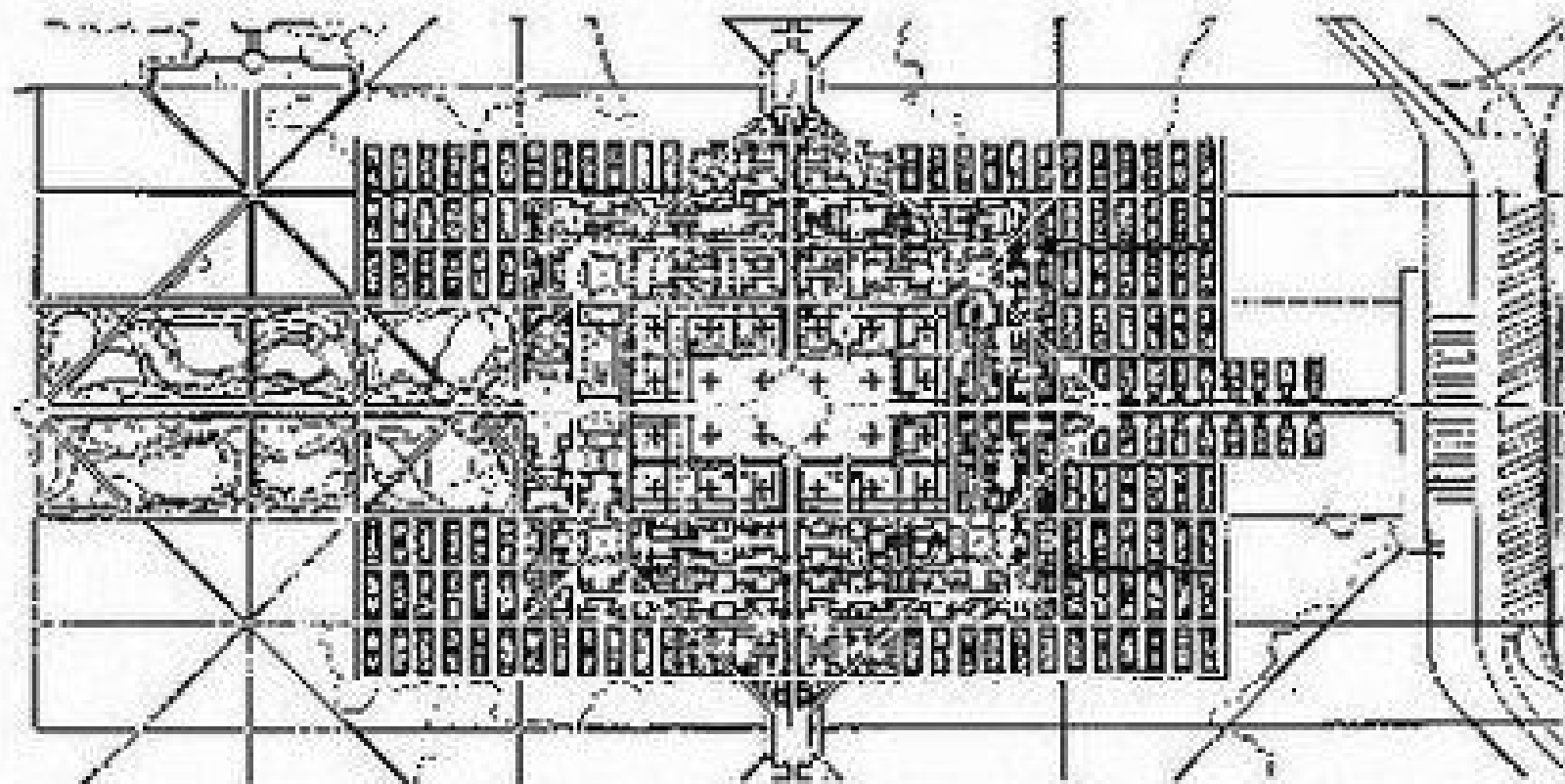
- ❑ Industrial revolution and mass production allow for new housing manufacturing
- ❑ Environment is spared by building tall on a small footprint
- ❑ People live in apartments in sixty-story towers

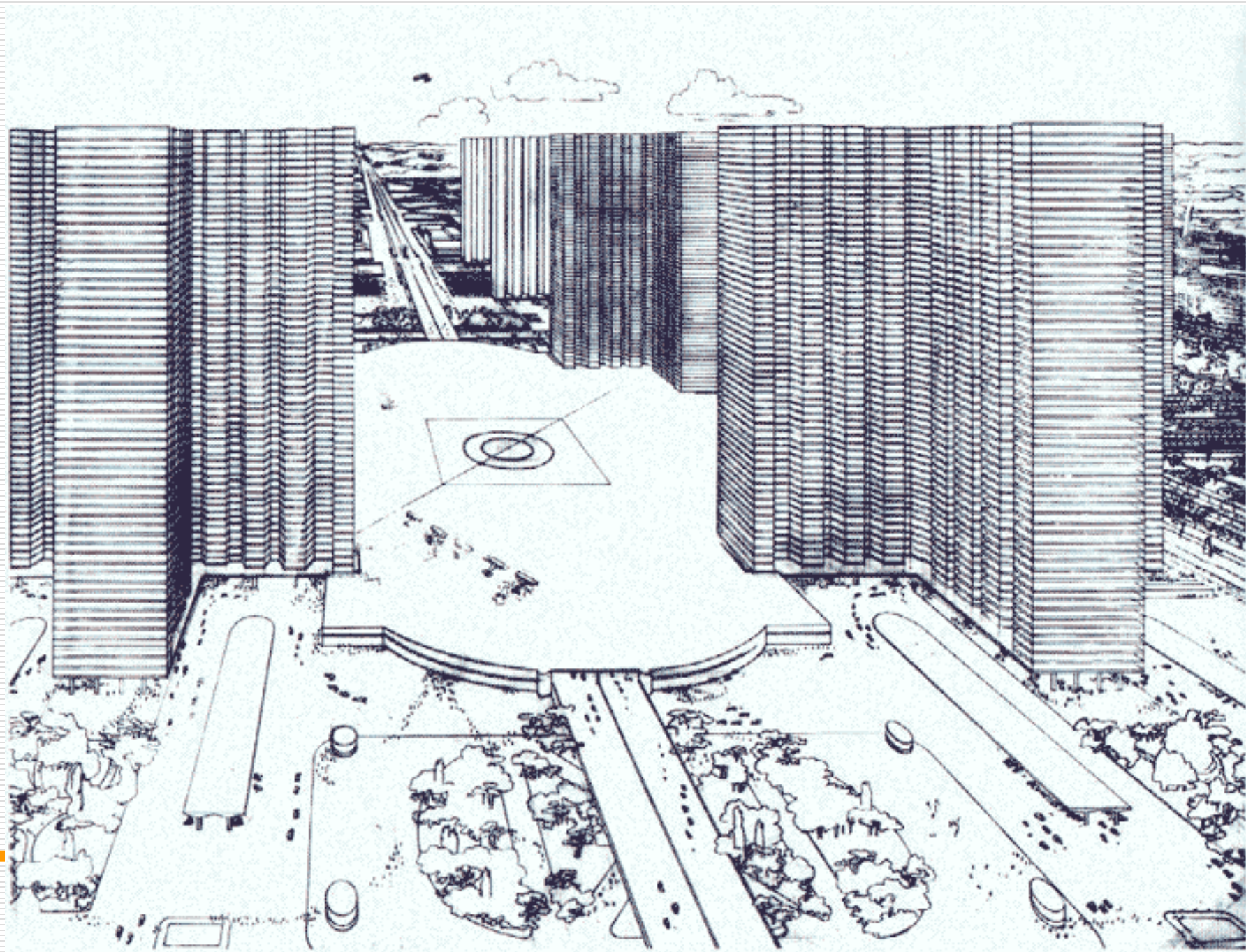
Contemporary City

- ❑ Superhighways and runways provide infrastructure for new transportation modes
- ❑ Administration in center, then radiating outward:
 - ❖ Elite apartments
 - ❖ Worker apartments
 - ❖ Industry

Contemporary City

- ☐ Hierarchical organization removes social disorder
- ☐ All housing is mass produced





Modern Aspects of Contemporary City

- ☐ Downtown Skyscrapers
- ☐ Use of the city as a place for exchange of ideas
- ☐ Multi-modal transportation
- ☐ Planning as more of a technical trade than an art

Group Exercise

- ☐ Redesign South Square as
 - ❖ Garden City
 - ❖ Broadacres
 - ❖ Contemporary City
- ☐ Do not change the road network
- ☐ Where would you locate buildings, parks, farms, etc?

Homework for Next Session

- ❑ Read Chapters 1 & 4 of *Introduction to Zoning and Development Regulation*
- ❑ Read Chapter 3 of *Urban Land Use Planning*
- ❑ Next Session is May 3
 - ❖ History of Planning
 - ❖ Legal Basis of Planning
 - ❖ Comprehensive Planning
 - ❖ Zoning